

Financial Reporting Package

Cobblestone HOA

3/1/2025 - 3/31/2025

7/2/2025

Cobblestone Homeowners Association Inc
Balance Sheet
3/31/2025

Assets

Cash

1001002000 - Operating - PPB #0958	\$219,047.89
1001002001 - PPB - Construction Deposit	\$51,000.00
1003002000 - Reserve - PPB #0718	\$887.24
1003009500 - Reserve - Fidelity Investments #5279	\$306,593.36

<u>Cash Total</u>	<u>\$577,528.49</u>
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Homeowner Receivables

1021000001 - Homeowner Receivables	\$4,293.82
1021000005 - Allow For B/D	(\$2,000.00)

<u>Homeowner Receivables Total</u>	<u>\$2,293.82</u>
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Prepaid Expenses

1043000002 - Prepaid Other - Legal/Retainer	\$200.00
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<u>Prepaid Expenses Total</u>	<u>\$200.00</u>
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<i>Assets Total</i>	\$580,022.31
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Liabilities and Equity

Accounts Payable

2011000004 - Accrued Income Tax	\$50.00
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<u>Accounts Payable Total</u>	<u>\$50.00</u>
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Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$19,262.43
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<u>Prepaid Dues/Deferred Revenue Total</u>	<u>\$19,262.43</u>
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Security Deposits

2016000001 - Refundable Security Deposits	\$61,000.00
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<u>Security Deposits Total</u>	<u>\$61,000.00</u>
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<u>Retained Earnings</u>	\$317,786.43
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<u>Net Income</u>	\$181,973.45
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<i>Liabilities & Equity Total</i>	\$580,022.31
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Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 3/31/2025

	Jan 2025	Feb 2025	Mar 2025	YTD
Income				
<u>HOA REVENUE</u>				
4025000100 - Assessments	\$289,078.16	\$29,155.14	\$7,194.86	\$325,428.16
<u>Total HOA REVENUE</u>	\$289,078.16	\$29,155.14	\$7,194.86	\$325,428.16
<u>OTHER INCOME</u>				
4110000055 - Default Notice - Postage	\$0.00	\$0.00	\$0.00	\$0.00
4110000057 - Design Review Fees	\$500.00	\$0.00	\$3,500.00	\$4,000.00
4110000120 - Insurance Proceeds	\$0.00	\$0.00	\$0.00	\$0.00
4110000150 - Late Charges	\$303.67	\$2,086.38	\$1,401.09	\$3,791.14
<u>Total OTHER INCOME</u>	\$803.67	\$2,086.38	\$4,901.09	\$7,791.14
Total Income	\$289,881.83	\$31,241.52	\$12,095.95	\$333,219.30
Expense				
<u>PAYROLL EXPENSE</u>				
5001000135 - Gate Personnel	\$14,241.21	\$21,150.03	\$20,224.93	\$55,616.17
<u>Total PAYROLL EXPENSE</u>	\$14,241.21	\$21,150.03	\$20,224.93	\$55,616.17
<u>GENERAL & ADMINISTRATIVE</u>				
6010000110 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00
6010000150 - Legal & Accounting Fees	\$1,870.50	\$678.34	\$0.00	\$2,548.84
6010000170 - Management Fees	\$3,450.00	\$3,450.00	\$3,450.00	\$10,350.00
6010000220 - Office Expense	\$210.24	\$414.21	\$252.45	\$876.90
6010000230 - Copies/Printing/Postage	\$245.25	\$120.13	\$11.69	\$377.07
6010000270 - Postage	\$0.00	\$0.00	\$0.00	\$0.00
6010000280 - Architectural Fees	\$1,500.00	\$0.00	\$0.00	\$1,500.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$7,275.99	\$4,662.68	\$3,714.14	\$15,652.81
<u>UTILITIES</u>				
6040000100 - Electric	\$490.53	\$418.02	\$375.16	\$1,283.71
6040000500 - Water	\$1,620.77	\$1,479.57	\$1,180.47	\$4,280.81
6040000550 - Water - Irrigation	\$0.00	\$0.00	\$0.00	\$0.00
6040000600 - Wifi/Internet/Phone	\$261.34	\$749.15	\$1,381.21	\$2,391.70
<u>Total UTILITIES</u>	\$2,372.64	\$2,646.74	\$2,936.84	\$7,956.22
<u>TAXES & INSURANCE</u>				
6050000200 - Insurance/Fire Protection	(\$358.42)	\$272.58	\$1,267.05	\$1,181.21

Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 3/31/2025

	Jan 2025	Feb 2025	Mar 2025	YTD
<u>Total TAXES & INSURANCE</u>	(\$358.42)	\$272.58	\$1,267.05	\$1,181.21
<u>REPAIRS & MAINTENANCE</u>				
6070000030 - Building Maintenance	\$160.00	\$547.43	\$160.00	\$867.43
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00	\$0.00
6070000090 - Common Area Maintenance	\$0.00	\$0.00	\$0.00	\$0.00
6070000120 - Electrical	\$0.00	\$0.00	\$0.00	\$0.00
6070000160 - Equipment/Gate Repairs	\$0.00	\$120.00	\$180.00	\$300.00
6070000170 - Fences/Walls/Monuments Maintenance	\$2,280.00	\$0.00	\$0.00	\$2,280.00
6070000190 - Fountain Maintenance	\$248.61	\$130.00	\$116.61	\$495.22
6070000225 - Irrigation R&M	\$0.00	\$0.00	\$0.00	\$0.00
6070000230 - Landscaping-Contract-Plants	\$2,640.00	\$3,480.00	\$2,640.00	\$8,760.00
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$0.00	\$0.00	\$0.00
6070000236 - Tree Trimming	\$4,645.00	\$2,470.00	\$7,485.00	\$14,600.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$385.35	\$0.00	\$385.35
6070000250 - Light Decorations	\$763.05	\$0.00	\$0.00	\$763.05
6070000290 - Road Repair	\$165.00	\$0.00	\$0.00	\$165.00
6070000300 - Pest Control	\$39.00	\$39.00	\$1,053.00	\$1,131.00
6070000310 - Plumbing	\$0.00	\$0.00	\$0.00	\$0.00
6070000360 - Trash Collection Fees	\$4,900.00	\$4,900.00	\$4,900.00	\$14,700.00
<u>Total REPAIRS & MAINTENANCE</u>	\$15,840.66	\$12,071.78	\$16,534.61	\$44,447.05
<u>PROTECTIVE SERVICES</u>				
6090000100 - Alarm Service	\$2,182.70	\$2,314.70	\$2,182.70	\$6,680.10
6090000200 - Fire Protection	\$0.00	\$0.00	\$0.00	\$0.00
6090000400 - Security Patrol	\$3,070.00	\$3,105.00	\$2,790.00	\$8,965.00
<u>Total PROTECTIVE SERVICES</u>	\$5,252.70	\$5,419.70	\$4,972.70	\$15,645.10
<i>Total Expense</i>	\$44,624.78	\$46,223.51	\$49,650.27	\$140,498.56
Operating Net Income	\$245,257.05	(\$14,981.99)	(\$37,554.32)	\$192,720.74

Reserve Income

Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 3/31/2025

	Jan 2025	Feb 2025	Mar 2025	YTD
<u>RESERVE INCOME</u>				
7000000400 - Reserve Interest Income	\$1,077.97	\$972.68	\$5,070.51	\$7,121.16
<u>Total RESERVE INCOME</u>	\$1,077.97	\$972.68	\$5,070.51	\$7,121.16
<i>Total Reserve Income</i>	\$1,077.97	\$972.68	\$5,070.51	\$7,121.16
 Reserve Expense				
<u>RESERVE EXPENDITURES</u>				
7010000040 - Common Area Improvements - R	\$0.00	\$0.00	\$0.00	\$0.00
7010000070 - Island Improvements - R	\$4,781.08	\$0.00	\$7,710.00	\$12,491.08
7010000165 - Monument Lanterns - R	\$0.00	\$0.00	\$0.00	\$0.00
7010000170 - Lighting - R	\$0.00	\$0.00	\$0.00	\$0.00
7010000190 - Fence, Walls and Monuments or Painting - R	\$0.00	\$0.00	\$0.00	\$0.00
7010000275 - Reserves Study - R	\$0.00	\$0.00	\$1,430.00	\$1,430.00
7010000277 - Roads Poly Chip- R	\$0.00	\$3,947.37	\$0.00	\$3,947.37
<u>Total RESERVE EXPENDITURES</u>	\$4,781.08	\$3,947.37	\$9,140.00	\$17,868.45
<i>Total Reserve Expense</i>	\$4,781.08	\$3,947.37	\$9,140.00	\$17,868.45
 Reserve Net Income	 (\$3,703.11)	 (\$2,974.69)	 (\$4,069.49)	 (\$10,747.29)
Net Income	\$241,553.94	(\$17,956.68)	(\$41,623.81)	\$181,973.45

Cobblestone Homeowners Association Inc
Budget Comparison Report

	Jan-25		Feb-25		Mar-25		3-Month YTD	YTD Budget
	Actual	Budget	Actual	Budget	Actual	Budget		
Income								
4025000100 - Assessments	\$ 289,078	\$ 329,700	\$ 29,155	\$ -	\$ 7,195	\$ -	\$ 325,428	\$ 329,700
4110000057 - Plan Review Fees	500	917	-	917	3,500	917	4,000	2,751
4110000150 - Late Charges	304	250	2,086	250	1,401	250	3,791	750
Total Income	289,882	330,867	31,242	1,167	12,096	1,167	-	333,201
PAYROLL EXPENSE								
5001000135 - Gate Personnel	14,241	17,208	21,150	17,208	20,225	17,208	55,616	51,624
GENERAL & ADMINISTRATIVE								
6010000150 - Legal & Accounting Fees	1,871	833	678	833	-	833	2,549	2,499
6010000170 - Management Fees	3,450	8,100	3,450	8,100	3,450	8,100	10,350	24,300
6010000190 - Annual Meeting	-	-	-	-	-	-	-	-
6010000220 - Office Expense	210	250	414	250	252	250	876	750
6010000230 - Copies/Printing/Postage	245	208	120	208	12	208	377	624
6010000280 - Architectural Fees	1,500	1,083	-	1,083	-	1,083	1,500	3,249
UTILITIES								
6040000100 - Electric	491	500	418	500	375	500	1,284	1,500
6040000500 - Water	1,621	1,083	1,480	1,083	1,180	1,083	4,281	3,249
6040000600 - Wifi/Internet/Phone	261	283	749	283	1,381	283	2,391	849
TAXES & INSURANCE								
6050000200 - Insurance/Fire Protection	(358)	-	273	-	1,267	1,300	1,182	1,300
REPAIRS & MAINTENANCE								
6070000030 - Building Maintenance	160	208	547	208	160	208	867	624
6070000070 - Gatehouse Supplies/Equipment	-	167	-	167	-	167	-	501
6070000160 - Equipment/Gate Repairs	-	83	120	83	180	83	300	249
6070000170 - Fences/Walls/Monuments Maintenance	2,280	417	-	417	-	417	2,280	1,251
6070000190 - Fountain Maintenance	249	458	130	458	117	458	496	1,374
6070000225 - Irrigation R&M	-	292	-	292	-	292	-	876
6070000230 - Landscaping-Contract-Plants	2,640	3,058	3,480	3,058	2,640	3,058	8,760	9,174
6070000236 - Tree Trimming	4,645	4,500	2,470	-	7,485	7,500	14,600	12,000
6070000240 - Lighting Supplies & Repairs	-	83	385	83	-	83	385	249
6070000250 - Light Decorations	763	500	-	-	-	-	763	500
6070000290 - Road Repair	165	208	-	208	-	208	165	624

	Jan-25		Feb-25		Mar-25		3-Month YTD	YTD Budget
	Actual	Budget	Actual	Budget	Actual	Budget		
6070000300 - Pest Control	39	208	39	208	1,053	208	1,131	624
6070000360 - Trash Collection Fees	4,900	4,900	4,900	4,900	4,900	4,900	14,700	14,700
PROTECTIVE SERVICES								
6090000100 - Alarm Service	2,183	2,250	2,315	2,250	2,183	2,250	6,681	6,750
6090000400 - Security Patrol	3,070	3,042	3,105	3,042	2,790	3,042	8,965	9,126
Total Expense	44,625	49,925	46,224	44,925	49,650	53,725	140,499	148,575
Operating Net Income	245,257	280,942	(14,982)	(43,758)	(37,554)	(52,558)	192,721	184,626
RESERVE INCOME								
7000000400 - Reserve Interest Income	1,078	-	973	-	5,071	-	7,122	-
7000000600 - State Income Tax	-	-	-	-	-	-	-	-
Total Reserve Income	1,078	-	973	-	5,071	-	7,122	-
RESERVE EXPENDITURES								
7010000070 - Island Improvements - R	4,781	5,000	-	5,000	7,710	5,000	12,491	15,000
7010000165 - Monument Lanterns - R	-	-	-	-	-	-	-	-
7010000190 - Fence, Walls and Monuments or	-	-	-	-	-	-	-	-
7010000275 - Reserves Study - R	-	-	-	-	1,430	-	1,430	-
7010000277 - Roads Poly Chip- R	-	-	3,947	-	-	-	3,947	-
7010000310 - Sidewalks/Concrete - R	-	-	-	-	-	-	-	-
Total Reserve Expense	4,781	5,000	3,947	5,000	9,140	5,000	17,868	15,000
Reserve Net Income	(3,703)	(5,000)	(2,975)	(5,000)	(4,069)	(5,000)	(10,747)	(15,000)
Net Income	\$ 241,554	\$ 275,942	\$ (17,957)	\$ (48,758)	\$ (41,624)	\$ (57,558)	\$ 181,973	\$ 169,626